

Exhibit No. ____ (SCH-12)
Docket No. UE-100749
Witness: Samuel C. Hadaway

**BEFORE THE
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION**

WASHINGTON UTILITIES AND
TRANSPORTATION COMMISSION,

Complainant,

vs.

PACIFICORP dba Pacific Power

Respondent.

Docket No. UE-100749

PACIFICORP

EXHIBIT OF SAMUEL C. HADAWAY

Summary of Updated PacifiCorp DCF Results

November 2010

PacifiCorp
Discounted Cash Flow Analysis
Summary Of DCF Model Results

Company	Constant Growth DCF Model Analysts' Growth Rates	Constant Growth DCF Model Long-Term GDP Growth	Low Near-Term Growth Two-Stage Growth DCF Model
1 ALLETE	8.7%	10.9%	10.4%
2 Alliant Energy Co.	12.0%	10.7%	10.6%
3 Black Hills Corp	11.0%	10.8%	10.4%
4 Con. Edison	9.0%	11.1%	10.5%
5 DPL Inc.	11.5%	11.0%	10.9%
6 DTE Energy Co.	10.4%	10.9%	10.8%
7 Duke Energy	9.3%	11.8%	11.2%
8 Edison Internat.	5.9%	10.0%	9.8%
9 Empire District	13.2%	12.5%	11.8%
10 Entergy Corp.	8.8%	10.6%	10.5%
11 IDACORP	7.9%	9.4%	9.3%
12 Nextera Energy	10.0%	10.0%	9.8%
13 Northeast Utilities	11.0%	9.9%	9.8%
14 NSTAR	10.8%	10.6%	10.6%
15 PG&E Corp.	11.3%	10.4%	10.5%
16 Portland General	11.5%	11.5%	11.2%
17 Progress Energy	9.8%	12.0%	11.3%
18 SCANA Corp.	9.2%	10.9%	10.4%
19 Sempra Energy	7.5%	9.3%	9.3%
20 Southern Co.	10.1%	11.2%	10.9%
21 Vectren Corp.	10.4%	11.6%	11.1%
22 Wisconsin Energy	12.5%	9.3%	9.6%
23 Xcel Energy Inc.	10.6%	10.6%	10.4%
GROUP AVERAGE	10.3%	10.7%	10.5%
GROUP MEDIAN	10.4%	10.8%	10.5%

Source: Value Line Investment Survey, Electric Utility (East), Aug 27, 2010; (Central), Sep 24, 2010; (West), Aug 6, 2010.

Constant growth result (using analysts' growth rates) for Edison International at 5.9% is below the current cost of single-A debt (5.09%, see Exhibit No. (SCH-9), p. 1) plus 100 basis points and is eliminated.

NOTE: SEE PAGE 5 OF THIS EXHIBIT FOR FURTHER EXPLANATION OF EACH COLUMN.

PacifiCorp
Constant Growth DCF Model
Analysts' Growth Rates

Company	(1)		(2)		(3)		(4)		(5)		(6)		(7)		(8)	
	Recent Price(P0)	Div(D1)	Next Year's Dividend	Yield	Value Line	Zacks	Thomson	Analysts' Estimated Growth		Average Growth (Cols 4-6)	ROE K=Div Yld+G (Cols 3+7)					
1 ALLETE	35.88	1.76	4.91%	4.91%	1.00%	4.00%	6.50%	3.83%	8.7%							
2 Alliant Energy Co.	34.87	1.65	4.73%	4.73%	7.00%	5.00%	9.90%	7.30%	12.0%							
3 Black Hills Corp	30.86	1.48	4.80%	4.80%	6.50%	6.00%	6.00%	6.17%	11.0%							
4 Con. Edison	46.80	2.40	5.13%	5.13%	2.50%	4.50%	4.47%	3.82%	9.0%							
5 DPL Inc.	25.52	1.28	5.02%	5.02%	7.00%	NA	5.90%	6.45%	11.5%							
6 DTE Energy Co.	46.81	2.30	4.91%	4.91%	6.50%	5.00%	5.00%	5.50%	10.4%							
7 Duke Energy	17.19	0.99	5.76%	5.76%	5.00%	1.50%	4.00%	3.50%	9.3%							
8 Edison Internat.	33.47	1.34	4.00%	4.00%	0.50%	3.00%	2.22%	1.91%	5.9%							
9 Empire District	19.70	1.28	6.50%	6.50%	7.50%	NA	6.00%	6.75%	13.2%							
10 Entergy Corp.	77.29	3.53	4.57%	4.57%	4.50%	3.00%	5.14%	4.21%	8.8%							
11 IDACORP	35.29	1.20	3.40%	3.40%	5.50%	4.00%	4.00%	4.50%	7.9%							
12 Nextera Energy	53.06	2.10	3.96%	3.96%	5.00%	6.40%	6.83%	6.08%	10.0%							
13 Northeast Utilities	28.46	1.10	3.86%	3.86%	6.00%	7.80%	7.51%	7.10%	11.0%							
14 NSTAR	37.78	1.73	4.58%	4.58%	7.00%	6.00%	5.78%	6.26%	10.8%							
15 PG&E Corp.	44.96	1.96	4.36%	4.36%	7.00%	6.80%	6.88%	6.89%	11.3%							
16 Portland General	19.63	1.07	5.45%	5.45%	3.00%	9.60%	5.40%	6.00%	11.5%							
17 Progress Energy	41.68	2.52	6.05%	6.05%	3.50%	4.00%	3.63%	3.71%	9.8%							
18 SCANA Corp.	38.91	1.92	4.93%	4.93%	3.50%	4.30%	4.90%	4.23%	9.2%							
19 Sempra Energy	50.88	1.68	3.30%	3.30%	2.00%	7.00%	3.50%	4.17%	7.5%							
20 Southern Co.	36.04	1.88	5.22%	5.22%	4.50%	5.10%	5.07%	4.89%	10.1%							
21 Vectren Corp.	24.87	1.39	5.59%	5.59%	4.50%	5.00%	4.85%	4.78%	10.4%							
22 Wisconsin Energy	55.18	1.80	3.26%	3.26%	9.50%	8.70%	9.53%	9.24%	12.5%							
23 Xcel Energy Inc.	22.20	1.03	4.64%	4.64%	5.50%	5.70%	6.64%	5.95%	10.6%							
GROUP AVERAGE	37.45	1.73	4.77%	4.77%	5.18%	5.47%	5.79%	5.52%	10.3%							
GROUP MEDIAN			4.85%						10.4%							

Source: Value Line Investment Survey, Electric Utility (East), Aug 27, 2010; (Central), Sep 24, 2010; (West), Aug 6, 2010.

Constant growth result for Edison International at 5.9% is below the current cost of single-A debt (5.09%, see Exhibit No. (SCH-9), p. 1) plus 100 basis points and is eliminated.

PacifiCorp
Constant Growth DCF Model
Long-Term GDP Growth

	(9)	(10)	(11)	(12)	(13)
Company	Recent Price(P0)	Next Year's Div(D1)	Dividend Yield	GDP Growth	ROE K=Div Yld+G (Cols 11+12)
1 ALLETE	35.88	1.76	4.91%	6.00%	10.9%
2 Alliant Energy Co.	34.87	1.65	4.73%	6.00%	10.7%
3 Black Hills Corp	30.86	1.48	4.80%	6.00%	10.8%
4 Con. Edison	46.80	2.40	5.13%	6.00%	11.1%
5 DPL Inc.	25.52	1.28	5.02%	6.00%	11.0%
6 DTE Energy Co.	46.81	2.30	4.91%	6.00%	10.9%
7 Duke Energy	17.19	0.99	5.76%	6.00%	11.8%
8 Edison Internat.	33.47	1.34	4.00%	6.00%	10.0%
9 Empire District	19.70	1.28	6.50%	6.00%	12.5%
10 Entergy Corp.	77.29	3.53	4.57%	6.00%	10.6%
11 IDACORP	35.29	1.20	3.40%	6.00%	9.4%
12 Nextera Energy	53.06	2.10	3.96%	6.00%	10.0%
13 Northeast Utilities	28.46	1.10	3.86%	6.00%	9.9%
14 NSTAR	37.78	1.73	4.58%	6.00%	10.6%
15 PG&E Corp.	44.96	1.96	4.36%	6.00%	10.4%
16 Portland General	19.63	1.07	5.45%	6.00%	11.5%
17 Progress Energy	41.68	2.52	6.05%	6.00%	12.0%
18 SCANA Corp.	38.91	1.92	4.93%	6.00%	10.9%
19 Sempra Energy	50.88	1.68	3.30%	6.00%	9.3%
20 Southern Co.	36.04	1.88	5.22%	6.00%	11.2%
21 Vectren Corp.	24.87	1.39	5.59%	6.00%	11.6%
22 Wisconsin Energy	55.18	1.80	3.26%	6.00%	9.3%
23 Xcel Energy Inc.	22.20	1.03	4.64%	6.00%	10.6%
GROUP AVERAGE	37.27	1.71	4.74%	6.00%	10.7%
GROUP MEDIAN			4.80%		10.8%

Source: Value Line Investment Survey, Electric Utility (East), Aug 27, 2010; (Central), Sep 24, 2010; (West), Aug 6, 2010.

PacifiCorp
Low Near-Term Growth
Two-Stage Growth DCF Model

Company	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	
	2011		2014	Annual Change to 2014	Recent Price	Year 1 Div	Year 2 Div	Year 3 Div	Year 4 Div	Year 5 Div	Year 5-150 Growth	ROE=Internal Rate of Return (Yrs 0-150)
	Div	Div	Div			Div	Div	Div	Div	Div		
1 ALLETE	1.76	1.85	0.03	-35.88	1.76	1.79	1.82	1.85	1.96	6.00%	10.4%	
2 Alliant Energy Co.	1.65	1.92	0.09	-34.87	1.65	1.74	1.83	1.92	2.04	6.00%	10.6%	
3 Black Hills Corp	1.48	1.60	0.04	-30.86	1.48	1.52	1.56	1.60	1.70	6.00%	10.4%	
4 Con. Edison	2.40	2.46	0.02	-46.80	2.40	2.42	2.44	2.46	2.61	6.00%	10.5%	
5 DPL Inc.	1.28	1.50	0.07	-25.52	1.28	1.35	1.43	1.50	1.59	6.00%	10.9%	
6 DTE Energy Co.	2.30	2.70	0.13	-46.81	2.30	2.43	2.57	2.70	2.86	6.00%	10.8%	
7 Duke Energy	0.99	1.05	0.02	-17.19	0.99	1.01	1.03	1.05	1.11	6.00%	11.2%	
8 Edison Internat.	1.34	1.50	0.05	-33.47	1.34	1.39	1.45	1.50	1.59	6.00%	9.8%	
9 Empire District	1.28	1.35	0.02	-19.70	1.28	1.30	1.33	1.35	1.43	6.00%	11.8%	
10 Entergy Corp.	3.53	4.15	0.21	-77.29	3.53	3.74	3.94	4.15	4.40	6.00%	10.5%	
11 IDACORP	1.20	1.40	0.07	-35.29	1.20	1.27	1.33	1.40	1.48	6.00%	9.3%	
12 Nextera Energy	2.10	2.40	0.10	-53.06	2.10	2.20	2.30	2.40	2.54	6.00%	9.8%	
13 Northeast Utilities	1.10	1.30	0.07	-28.46	1.10	1.17	1.23	1.30	1.38	6.00%	9.8%	
14 NSTAR	1.73	2.05	0.11	-37.78	1.73	1.84	1.94	2.05	2.17	6.00%	10.6%	
15 PG&E Corp.	1.96	2.40	0.15	-44.96	1.96	2.11	2.25	2.40	2.54	6.00%	10.5%	
16 Portland General	1.07	1.20	0.04	-19.63	1.07	1.11	1.16	1.20	1.27	6.00%	11.2%	
17 Progress Energy	2.52	2.58	0.02	-41.68	2.52	2.54	2.56	2.58	2.73	6.00%	11.3%	
18 SCANA Corp.	1.92	2.00	0.03	-38.91	1.92	1.95	1.97	2.00	2.12	6.00%	10.4%	
19 Sempra Energy	1.68	2.05	0.12	-50.88	1.68	1.80	1.93	2.05	2.17	6.00%	9.3%	
20 Southern Co.	1.88	2.10	0.07	-36.04	1.88	1.95	2.03	2.10	2.23	6.00%	10.9%	
21 Vectren Corp.	1.39	1.50	0.04	-24.87	1.39	1.43	1.46	1.50	1.59	6.00%	11.1%	
22 Wisconsin Energy	1.80	2.40	0.20	-55.18	1.80	2.00	2.20	2.40	2.54	6.00%	9.6%	
23 Xcel Energy Inc.	1.03	1.15	0.04	-22.20	1.03	1.07	1.11	1.15	1.22	6.00%	10.4%	
GROUP AVERAGE											10.5%	
GROUP MEDIAN											10.5%	

Source: Value Line Investment Survey, Electric Utility (East), Aug 27, 2010; (Central), Sep 24, 2010; (West), Aug 6, 2010.

PacifiCorp
Discounted Cash Flow Analysis
Column Descriptions

Column 1: Three-month Average Price per Share (Jul 2010-Sep 2010)	Column 13: Column 11 Plus Column 12
Column 2: Estimated 2011 Div per Share from Value Line	Column 14: Estimated 2011 Div per Share from Value Line
Column 3: Column 2 Divided by Column 1	Column 15: Estimated 2014 Div per Share from Value Line
Column 4: "Est'd '07-'09 to '13-'15" Earnings Growth Reported by Value Line	Column 16: (Column 15 Minus Column 14) Divided by Three
Column 5: "Next 5 Years" Company Growth Estimate as Reported by Zacks.com	Column 17: See Column 1
Column 6: "Next 5 Years (per annum) Growth Estimate Reported by Thomson Financial Network (at Yahoo Finance)	Column 18: See Column 14
Column 7: Average of Columns 4-6	Column 19: Column 18 Plus Column 16
Column 8: Column 3 Plus Column 7	Column 20: Column 19 Plus Column 19
Column 9: See Column 1	Column 21: Column 20 Plus Column 16
Column 10: See Column 2	Column 22: Column 21 Increased by the Growth Rate Shown in Column 23
Column 11: Column 10 Divided by Column 9	Column 23: See Column 12
Column 12: Average of GDP Growth During the Last 10 year, 20 year, 30 year, 40 year, 50 year, and 60 year growth periods. See Exhibit No.__(SCH-5)	Column 24: The Internal Rate of Return of the Cash Flows in Columns 17-22 along with the Dividends for the Years 6-150 Implied by the Growth Rates shown in Column 23